

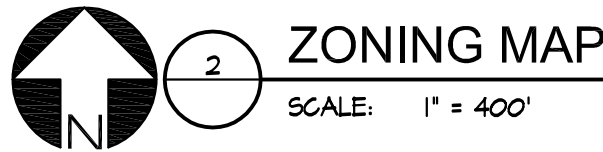


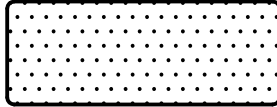
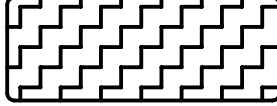
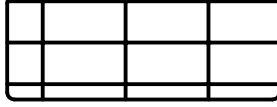

SDCI
DESIGN REVIEW
RECOMMENDATION (REC)

| | |
|----------------|--|
| PROJECT TITLE: | KIN ON ASSISTED LIVING FACILITY |
| LOCATION: | 5214 42ND AVE S SEATTLE, WA 98118 |
| PROJECT NO.: | 3019337 |
| DATE: | 09.20.2016 (DESIGN REVIEW RECOMMENDATION MEETING) |

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| PROPOSAL | ZONE TYPES LEGEND |
|--|--|
| KIN ON ASSISTED LIVING FACILITY 20 LIVING UNITS, 3 STORY, 13,353 GSF. NO NEW PARKING 38 SHARED PARKING SPOTS 5214 42ND AVE S. PARCEL# 170490-0391 OWNER: KIN ON COMMUNITY HEALTH CARE | <div> NEIGHBORHOOD COMMERCIAL</div> <div> LOW RISE MULTIFAMILY</div> <div> SINGLE FAMILY</div> <div> KIN ON SITE</div> |

APPLICABLE DEVELOPMENT STANDARDS: KIN-ON ASSISTED LIVING

The proposed development has been reviewed for conformance with Chapter 23.47A of the Seattle Municipal Code which describes the authorized use and development of the Neighborhood Commercial Zone NC2.

23.47A.004 - PERMITTED AND PROHIBITED USES: Per Table A - 23.47A.004 J.I Residential uses not specifically listed are permitted in zone NC2

23.47A.005 - STREET LEVEL USES: There is no restriction on the location of residential street level uses when the residential use is an assisted living facility and private living units are not located at street level. (Subsection 23.47A005.C.I) The proposed development does not have any private living units located along the street. All programmatic spaces adjacent to the street are either public or semi-public in nature. Reference Floor Plan Level - 1.

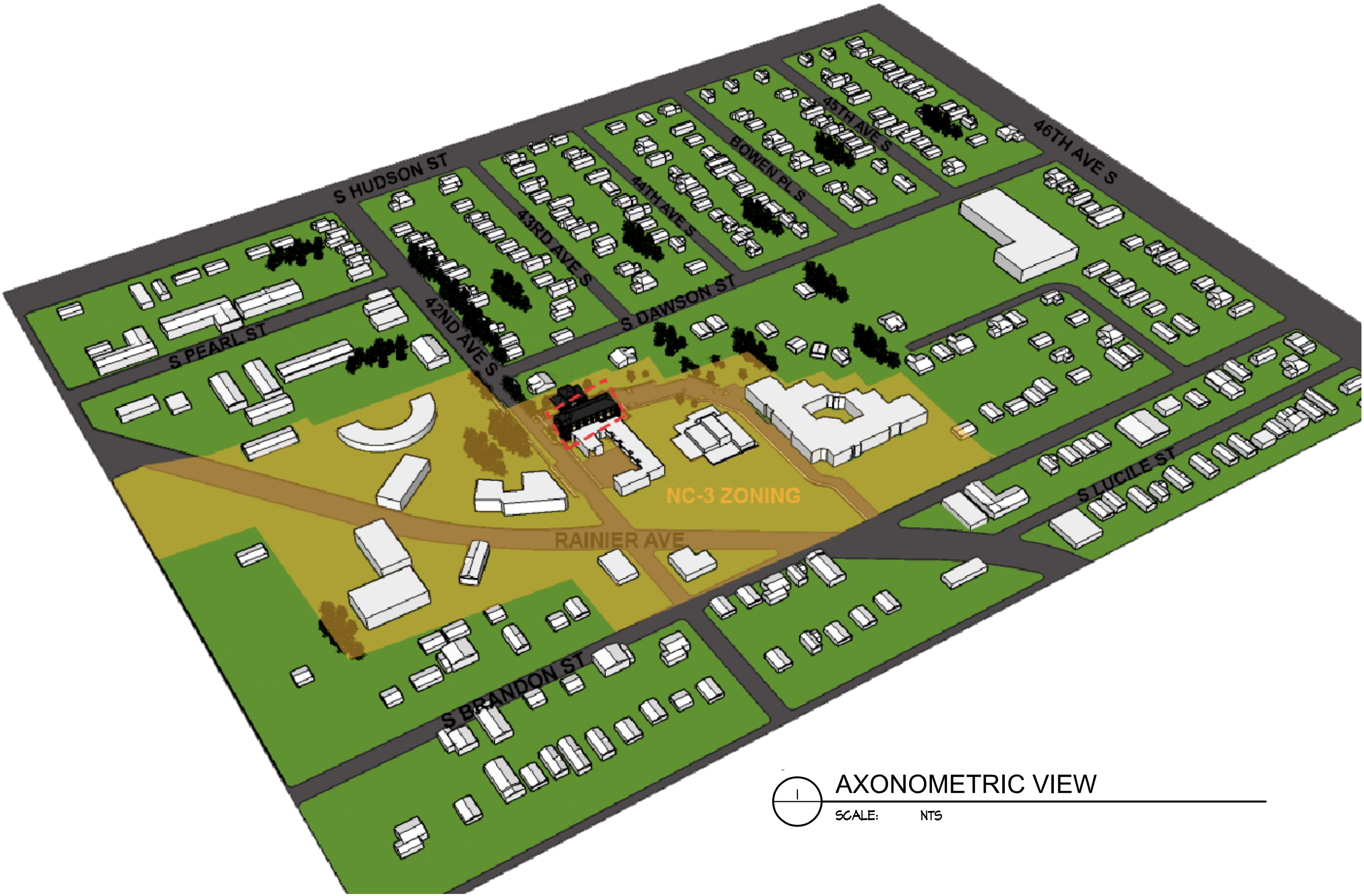
23.47A.008 - STREET LEVEL DEVELOPMENT STANDARDS: The street facing facade of the proposed development meets the all the requirements described in relevant sections of 23.47A.008. Specifically, it includes a visually prominent pedestrian entry, multiple changes of plane, and a variety of building materials and colors. Transparent areas have also been maximized wherever feasible. The overall intent of the design is to create an appealing street facing facade which appropriately relates to the entire campus in both scale and context.

- Longest Blank Segment: 3'-2" (20'-0" Max)
- Total Percentage of Blank Facade: 16% (40% Max)

23.47A.012 - STRUCTURE HEIGHT: Proposed height above average grade = 40.26' (45'-0" Max Height / Pitched Roof)

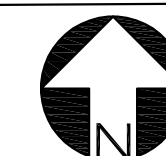
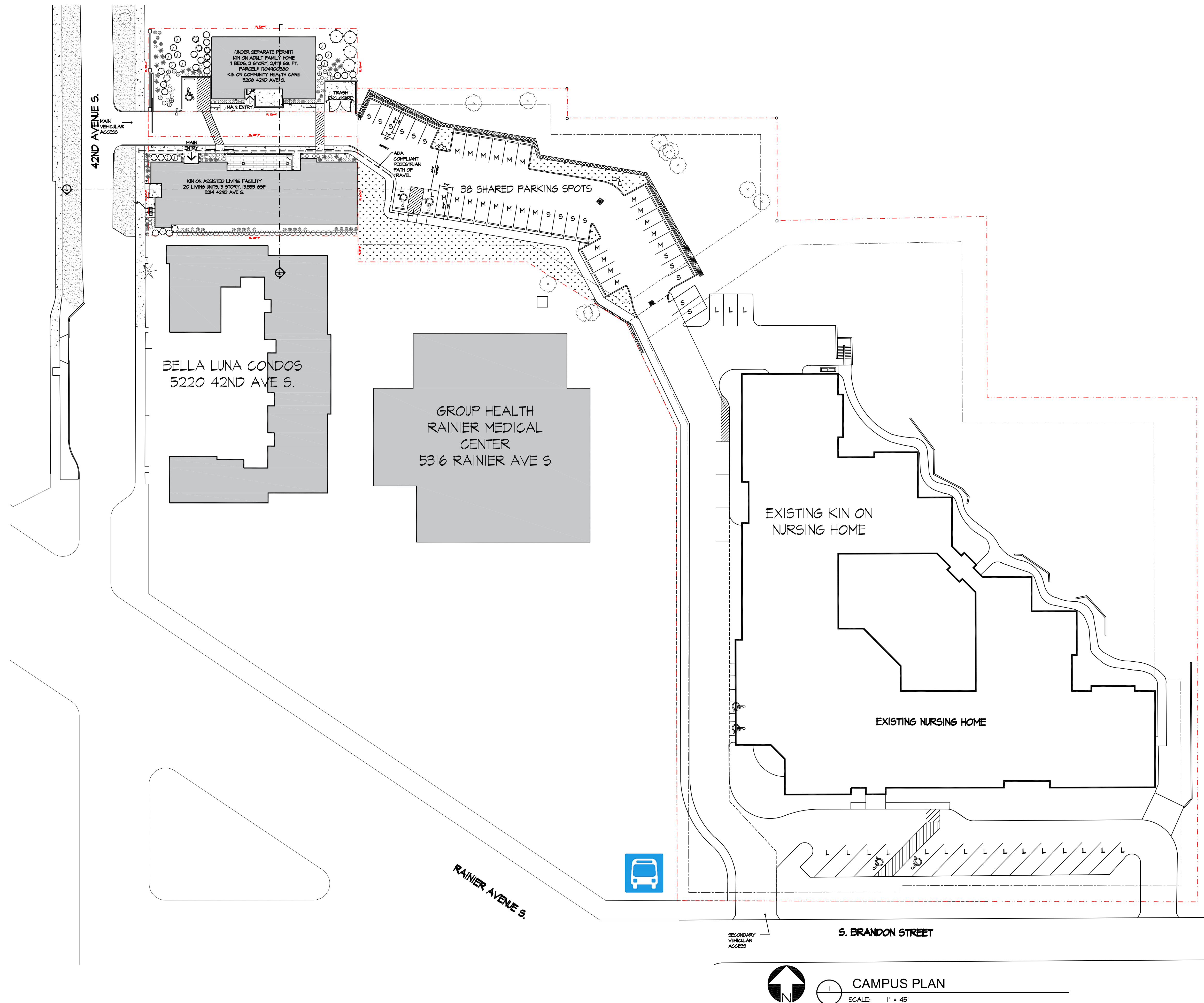
23.47A.013: - FLOOR AREA RATIO: Proposed FAR = 1.75 (Minimum 1.5 - Maximum 3)

23.47A.016: - LANDSCAPING: The site has been designed to meet all requirements of 23.47A.016 including a Green Factor score exceeding 0.3 and street trees along 42nd Ave as required per 23.47A016B. Please see detailed landscape plan additional information including plant types and details.



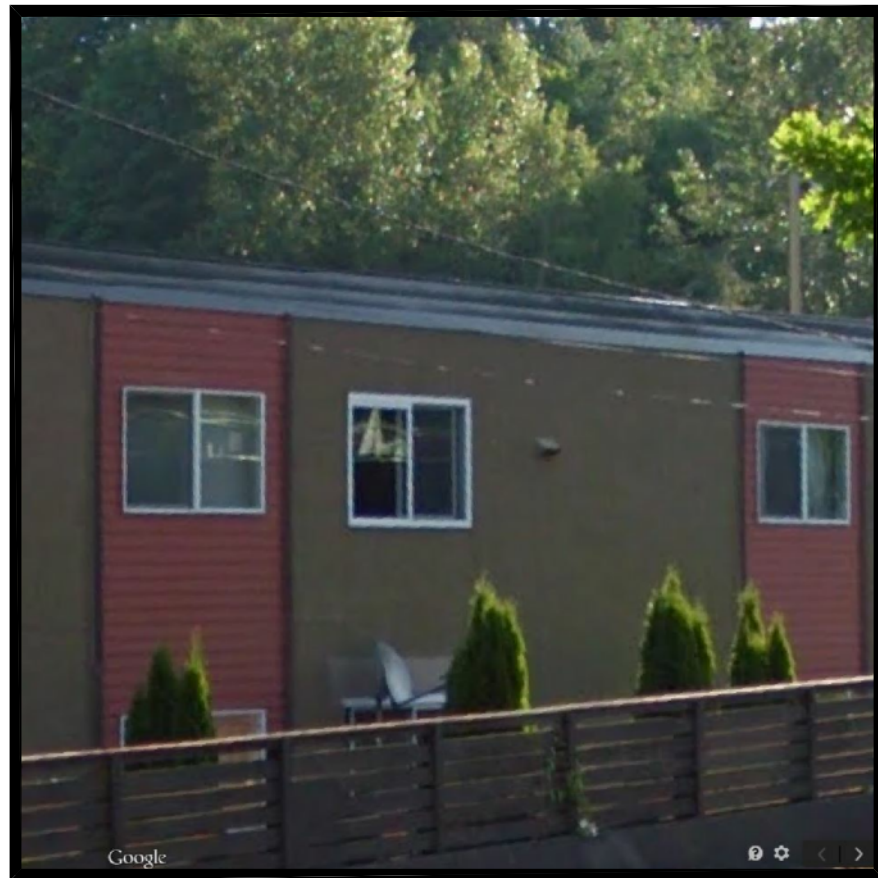
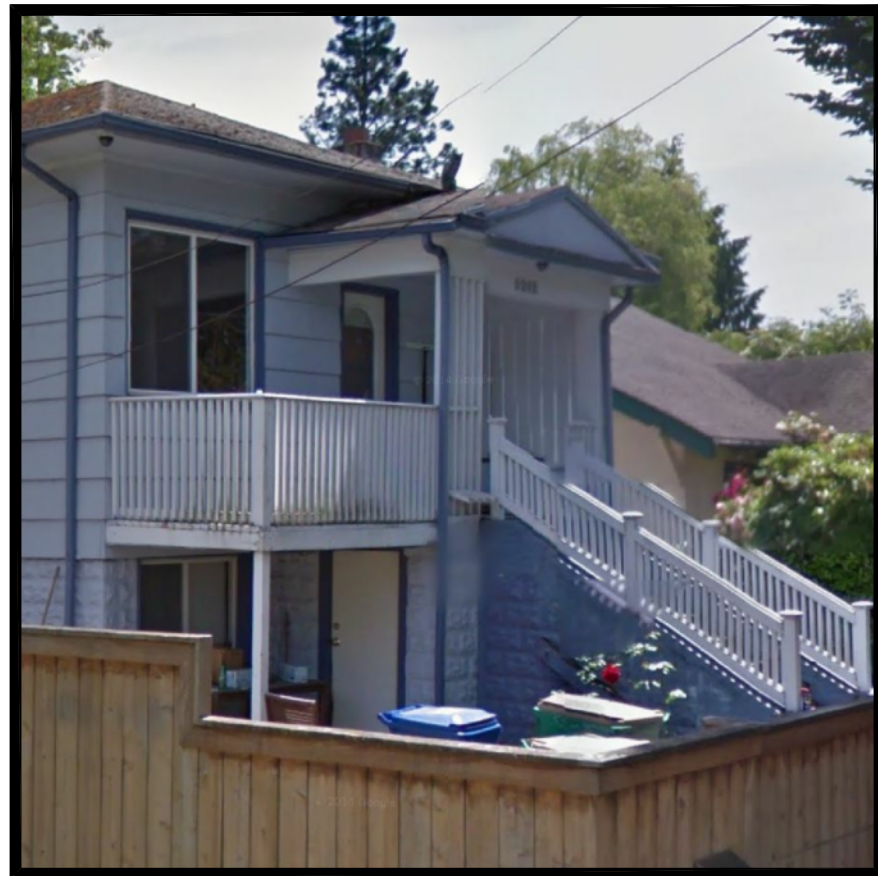
AXONOMETRIC VIEW
SCALE: NTS





CAMPUS PLAN
SCALE: 1" = 45'

DESIGN INSPIRATION / NEIGHBORHOOD CONTEXT



PROJECT GOALS / EDG SUMMATION

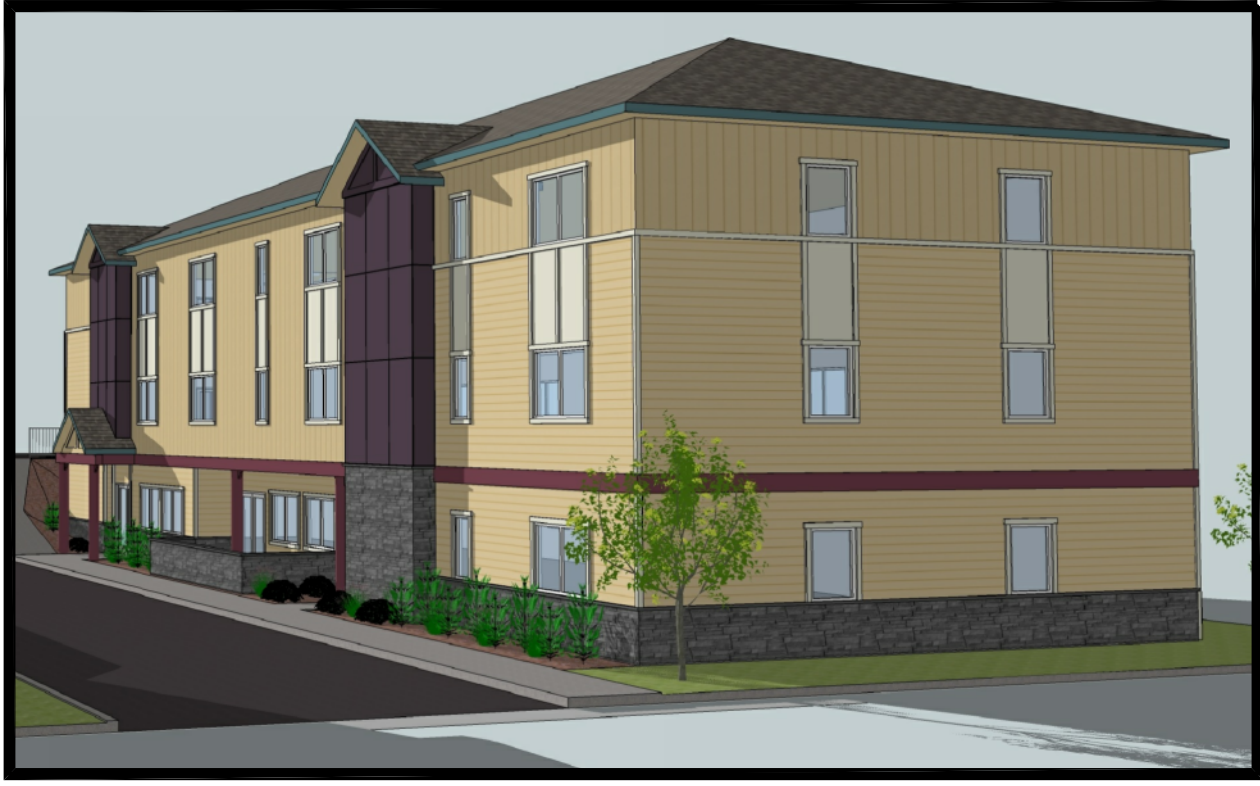
Kin-On Community Care is a non-profit organization originally established to handle the aging Chinese population, primarily supported by Medicare. Due to recent cuts in Medicare reimbursement and the increasing elderly population, the board of Directors of Kin On has decided to diversify their facilities and increase their capacity to provide services to a wider range of clientele funded by other sources.

The design team has worked closely in conjunction with the Department of Construction and Inspections staff to formalize a concept which meets the needs of the public, the goals of the client, and the design review guidelines of the neighborhood.

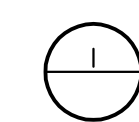
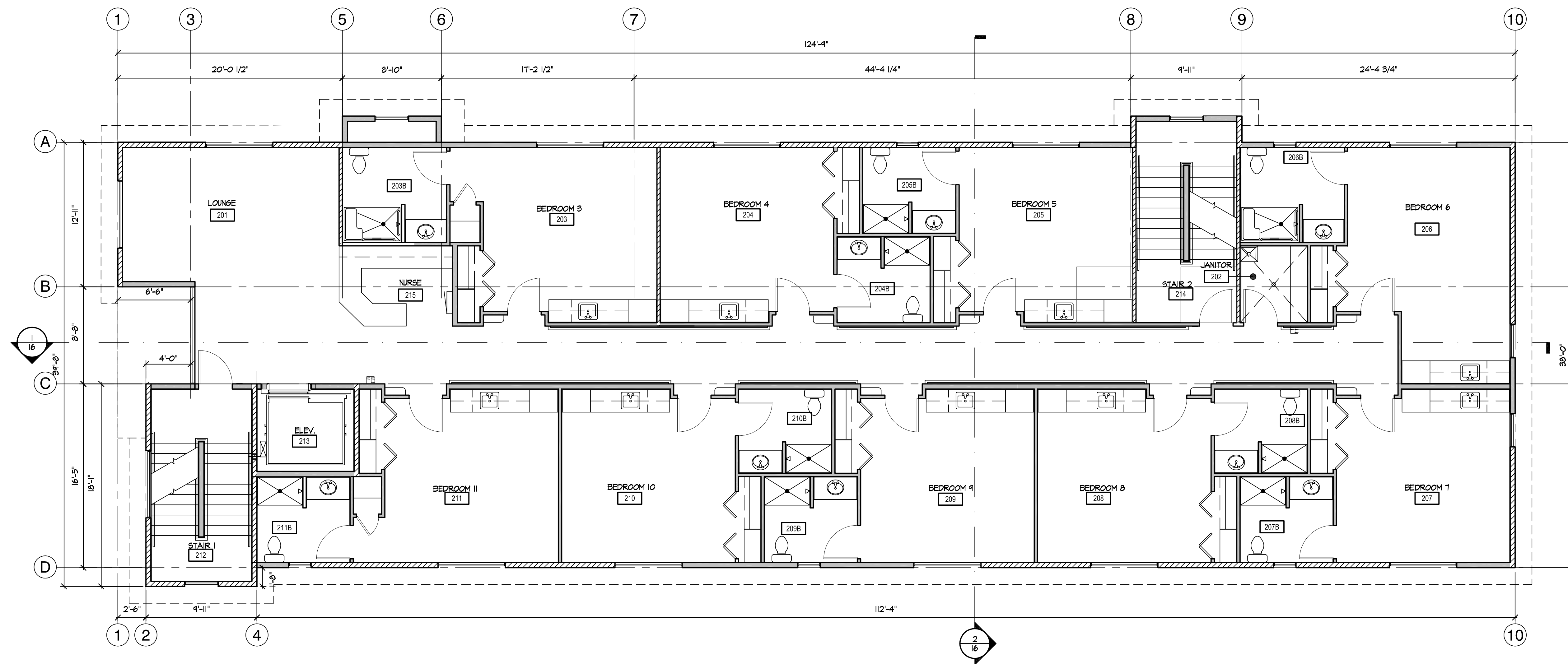
The 13,353sf Assisted Living facility is one of three buildings located on this particular campus. It will operate independently and in conjunction with the other Kin-On operated facilities immediately adjacent to it. The overall design is intended to be immediately identifiable as a part of the campus while also becoming a unique destination for those patrons circulating both inside and beyond the limits of the overall master plan. Specific comments/guidance from city staff have been addressed and incorporated throughout each phase of the design process. Specific comments include;

- Consider the overall scale of the project and its surrounding context: This project has the unique opportunity to serve as a transitional parcel helping to create a seamless transition between the larger commercial development in the area and the lower density single family residential neighborhoods which surround it. The scale of the project is appropriate for a medium density commercial development; however the design utilizes many residential type features such as sloped shingle roofs and vinyl windows which can be seen on numerous projects nearby.
- Consider additional semi-public spaces adjacent to the street: The entire building was mirrored so that the prominent facade would face 42nd Ave instead of the campus and parking field as originally intended. This change created the opportunity to revise the floor plan to include larger more prominent semi-public spaces on the main street level and introduced more opportunities for transparency, material changes, and entry features along the adjacent right of way. The main entry will remain on the North side of the building which creates a direct relationship with the Adult Family Home to the North and maintains a direct path of travel for residents and guests navigating within the campus. However, there is now an additional prominent entry along 42nd Ave complete with bicycle parking and additional opportunities for outdoor seating.
- Provide an overview of the entire campus identifying the arrival sequence and circulation for all users and transportation types, any shared facilities, and entries for the other buildings in the campus: A detailed campus plan has been included as part of this design review package.
- Provide details and information on the courtyard including the intended use and function, landscape/hardscape details, and additional information to the adjacent uses: The main courtyard along the North side of the building is intended to be used by all of the campus buildings and may be accessed directly from the interior of the Assisted Living project as well as by other users from the sidewalk which connects 42nd Ave to this building and the existing Nursing Home to the East. Detailed plans of the courtyard including site furnishings and material specifications have been included as part of this package.

DESIGN EVOLUTION

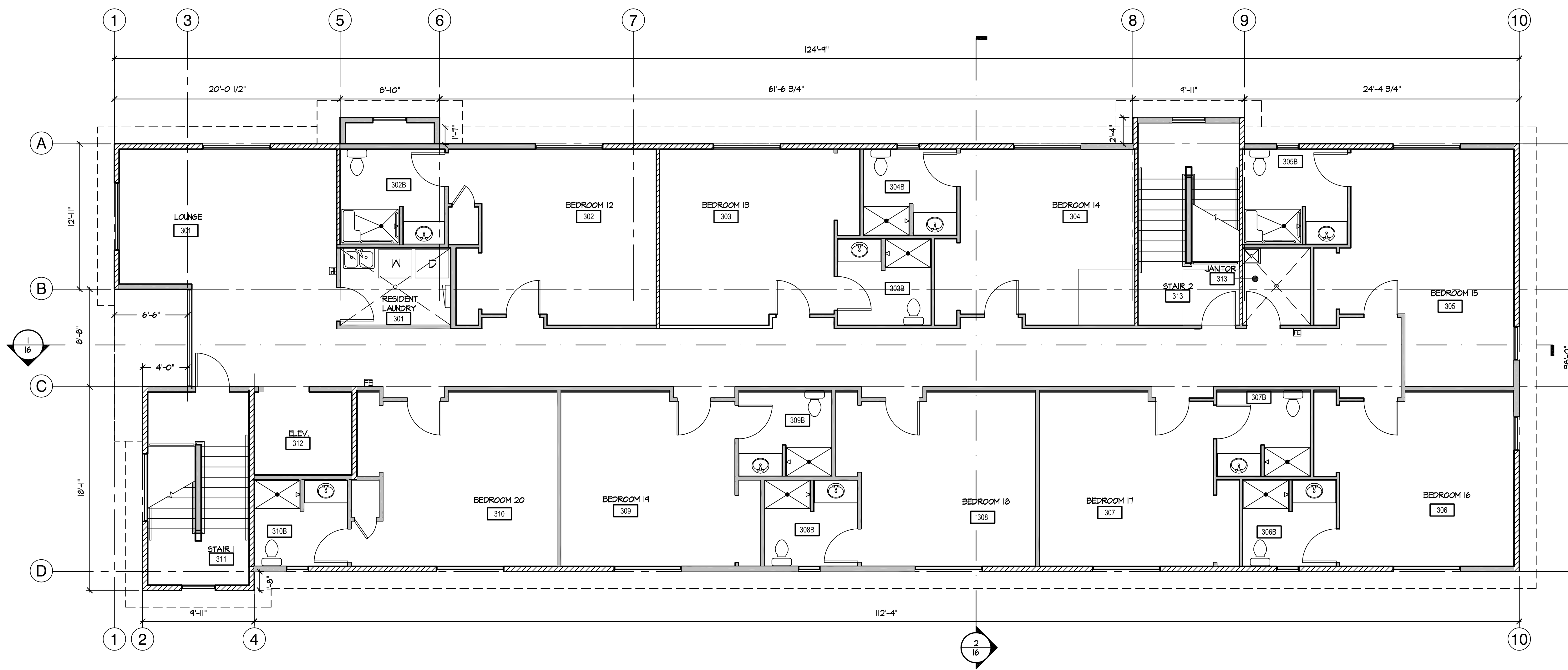


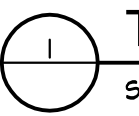


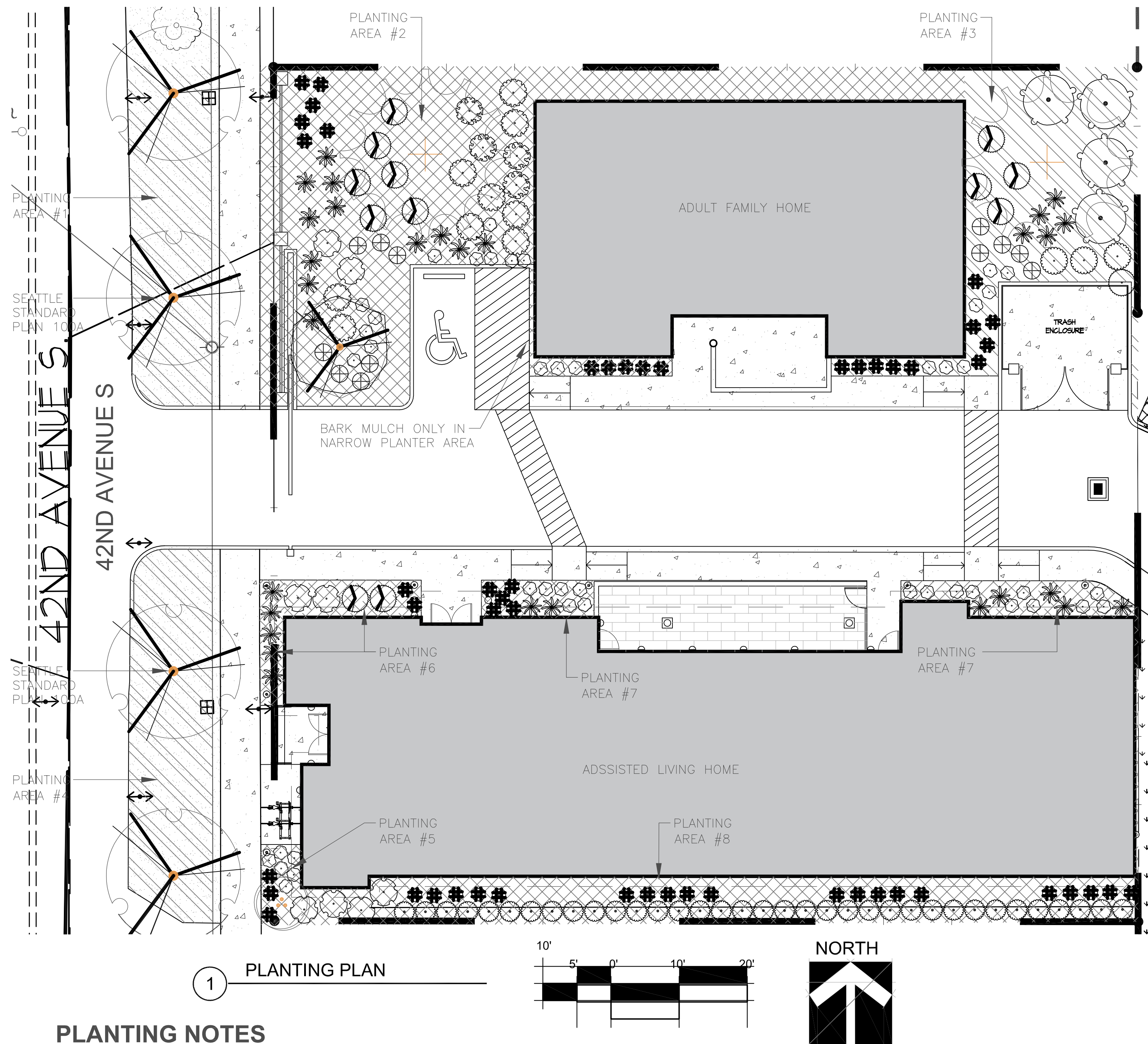


SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



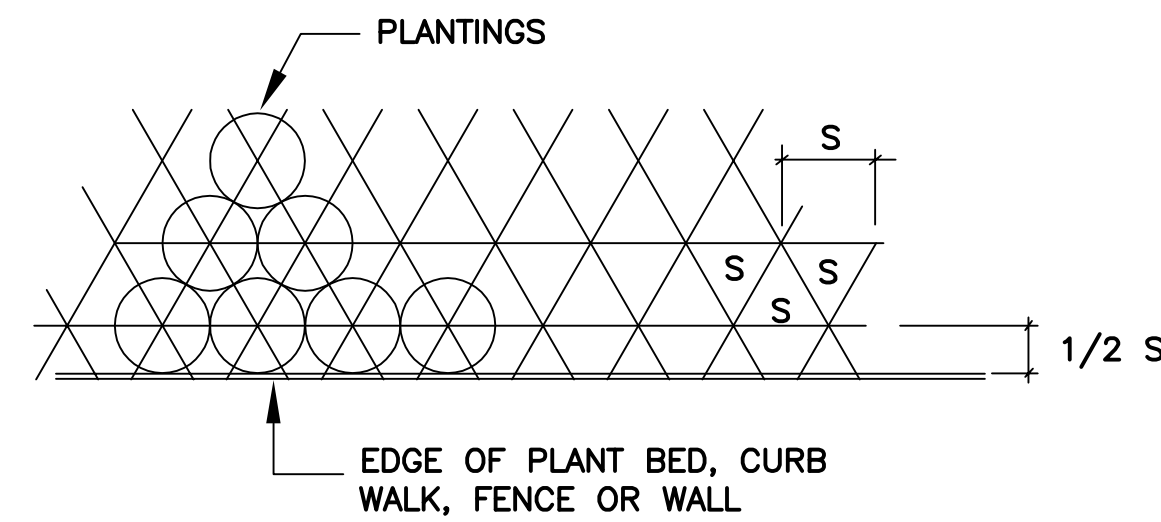


THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"



1 PLANTING PLAN

PLANTING NOTES

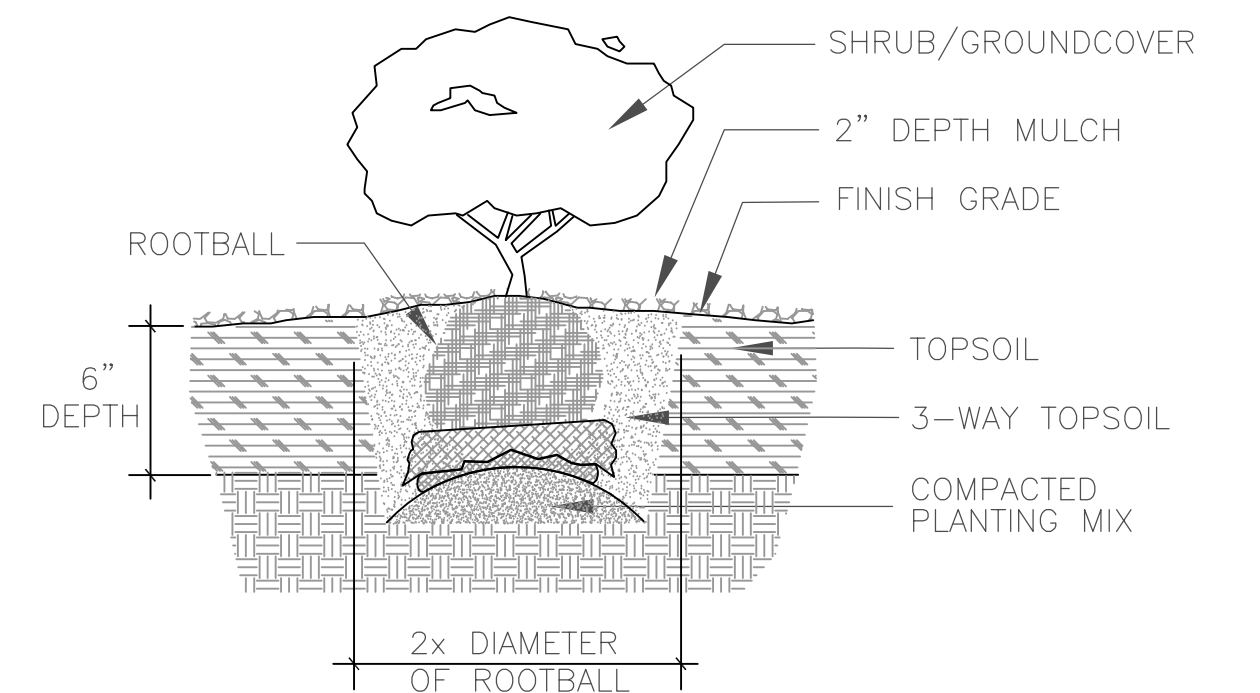
1. ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPEC'S AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REP. PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ALL MATERIALS TO BE DISPOSED OF OFFSITE ARE TO BE DISPOSED OF IN A LAWFUL LANDFILL AND IN ACCORDANCE WITH GOVERNMENT REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL DIAL-A-DIG 811 PRIOR TO DIGGING.
4. AVOID DAMAGE ABOVE AND BELOW GROUND TO EXISTING PLANT MATERIALS TO REMAIN.
5. PLANT MATERIAL LOCATIONS SHALL BE COORDINATED WITH SPRINKLER IRRIGATION HEAD LOCATIONS TO AVOID CONFLICTS.
6. GROUNDCOVERS SHALL BE PLANTED IN A TRIANGULAR PATTERN AT SPACING SHOWN IN LEGEND OR SCHEDULE. WHERE GROUNDCOVER ABUTS CURBING, WALLS OR WALKS, MINIMUM PLANTING DISTANCE SHALL BE NINE (9) INCHES FROM SAME.
7. FINISH GRADES STEEPER THAN 3:1 SLOPE SHALL BE COVERED W/ EROSION CONTROL NETTING PRIOR TO PLANTING SEE SPECS. NETTING SHALL BE TOP DRESSED WITH TWO (2) INCH DEPTH OF BARK MULCH PER SPECS.
8. ALL EXISTING LANDSCAPE PLANTING AREAS DISTURBED BY WORK DESCRIBED IN THESE DRAWINGS & SPECIFICATIONS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.
9. AT BASE OF RETAINING WALLS, WHERE NO PLANTING IS SHOWN, CONTRACTOR SHALL PROVIDE 5" DEPTH 3/8" (-) CRUSHED ROCK COMPACTED TO 95%.
10. ALL PLANTED AREAS SHALL TO RECEIVE AUTOMATIC IRRIGATION SYSTEM.



S = SPACING AS SHOWN ON PLANS

1 GROUNDCOVER PLANT SPACING

NOT TO SCALE

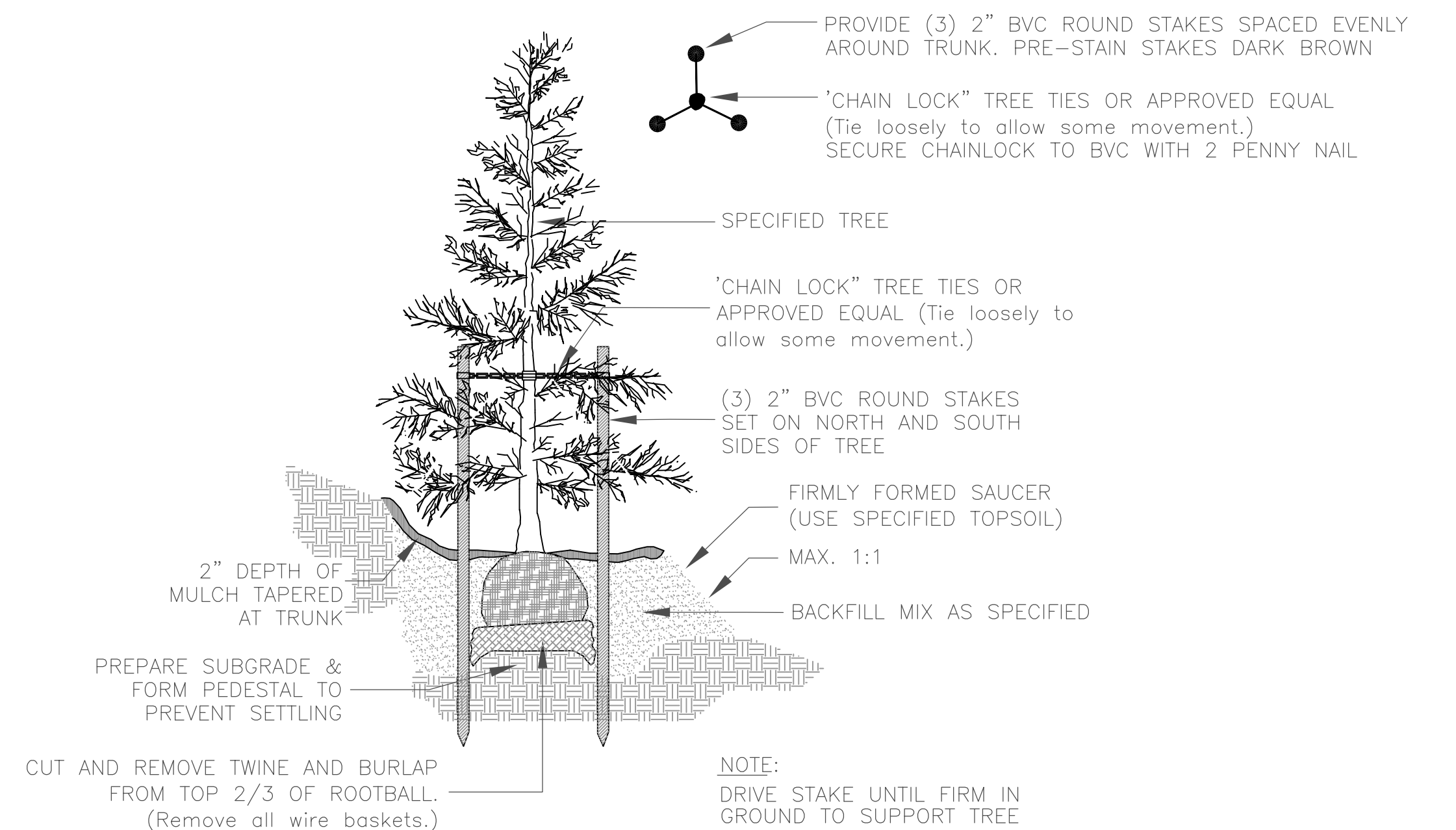


2 SHRUB/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

SECTION

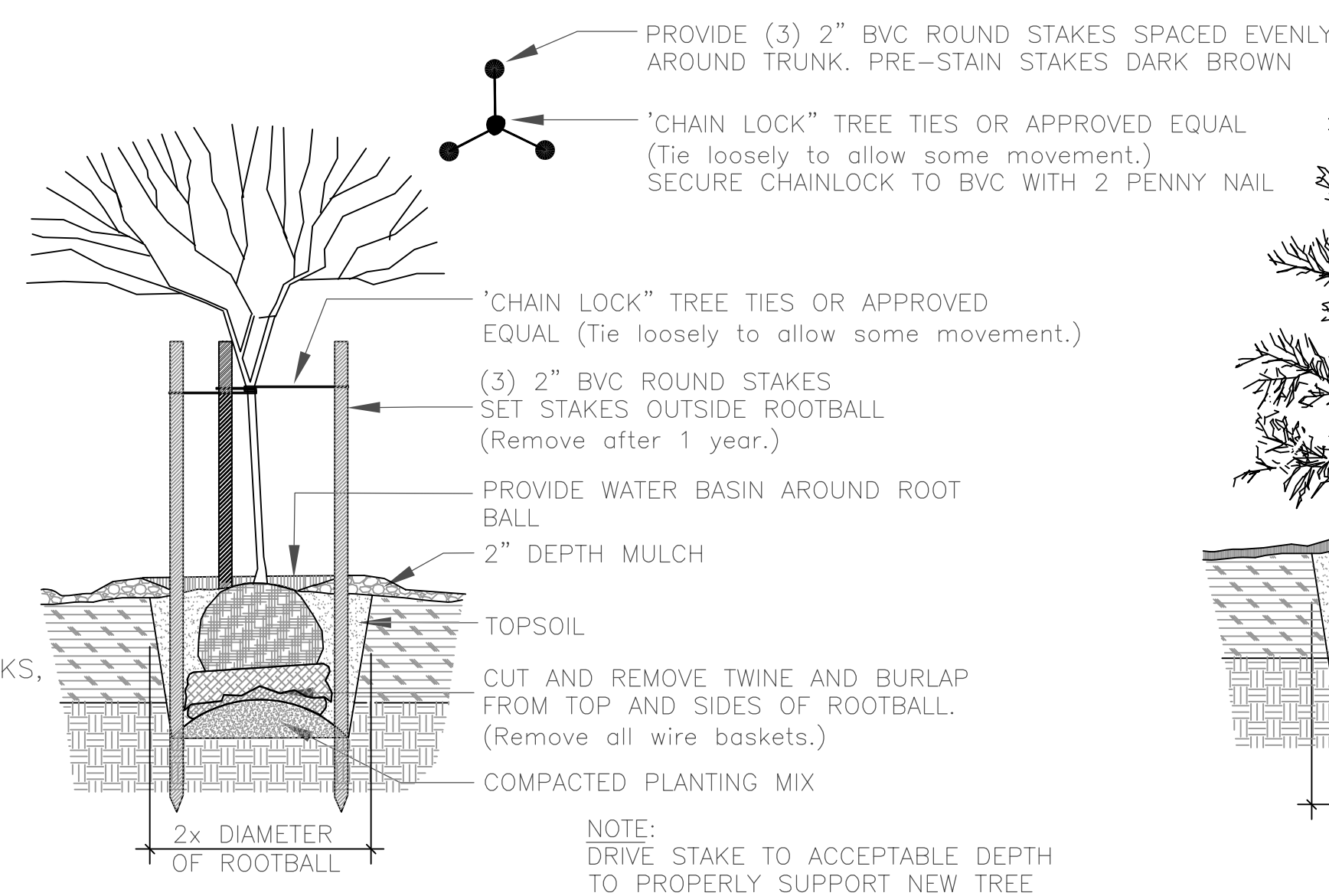
PLAN VIEW OF STAKING



3 EVERGREEN TREE PLANTING ON SLOPE

NOT TO SCALE

PLAN VIEW OF STAKING

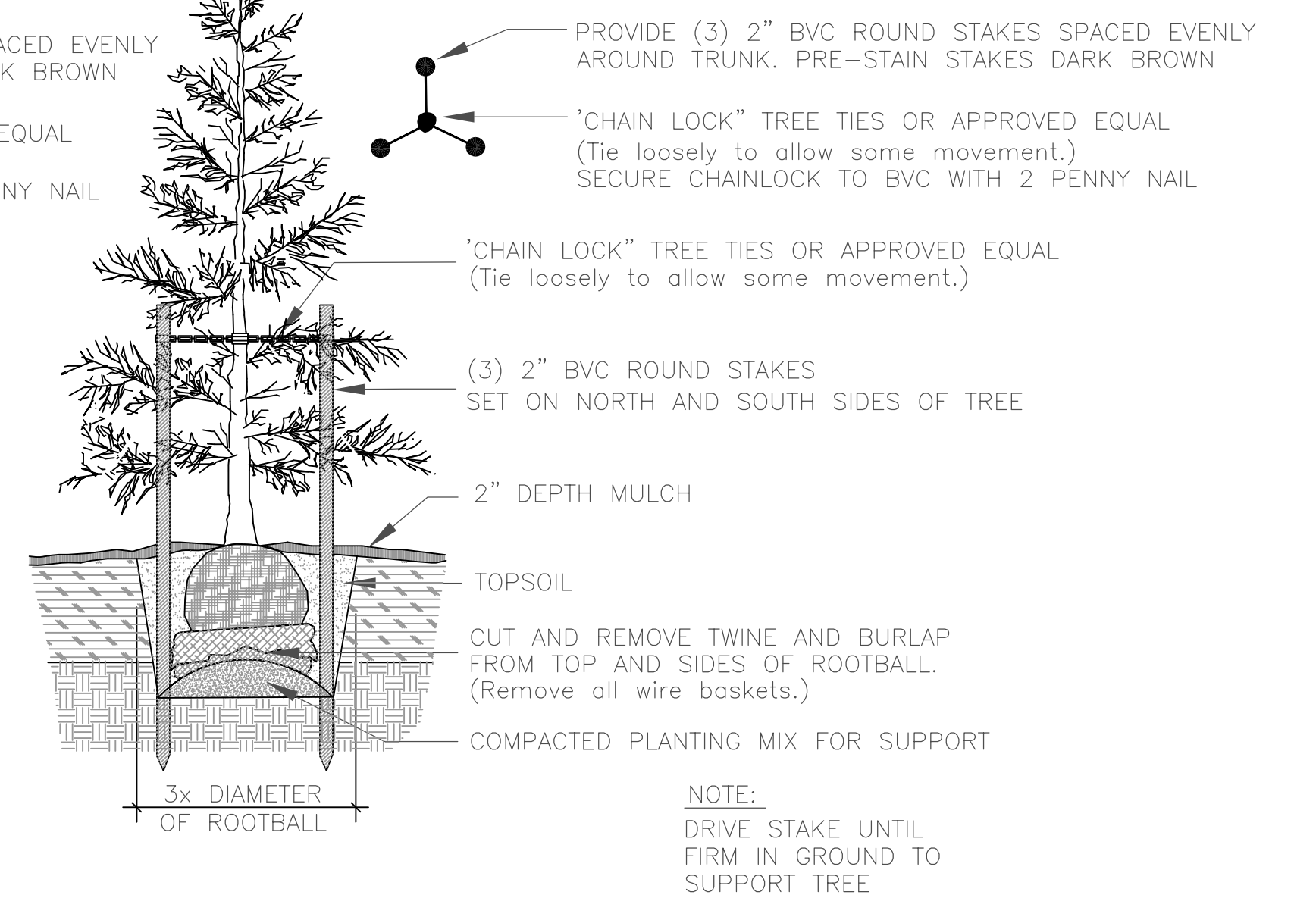


4 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SECTION

PLAN VIEW OF STAKING



5 EVERGREEN TREE DETAIL

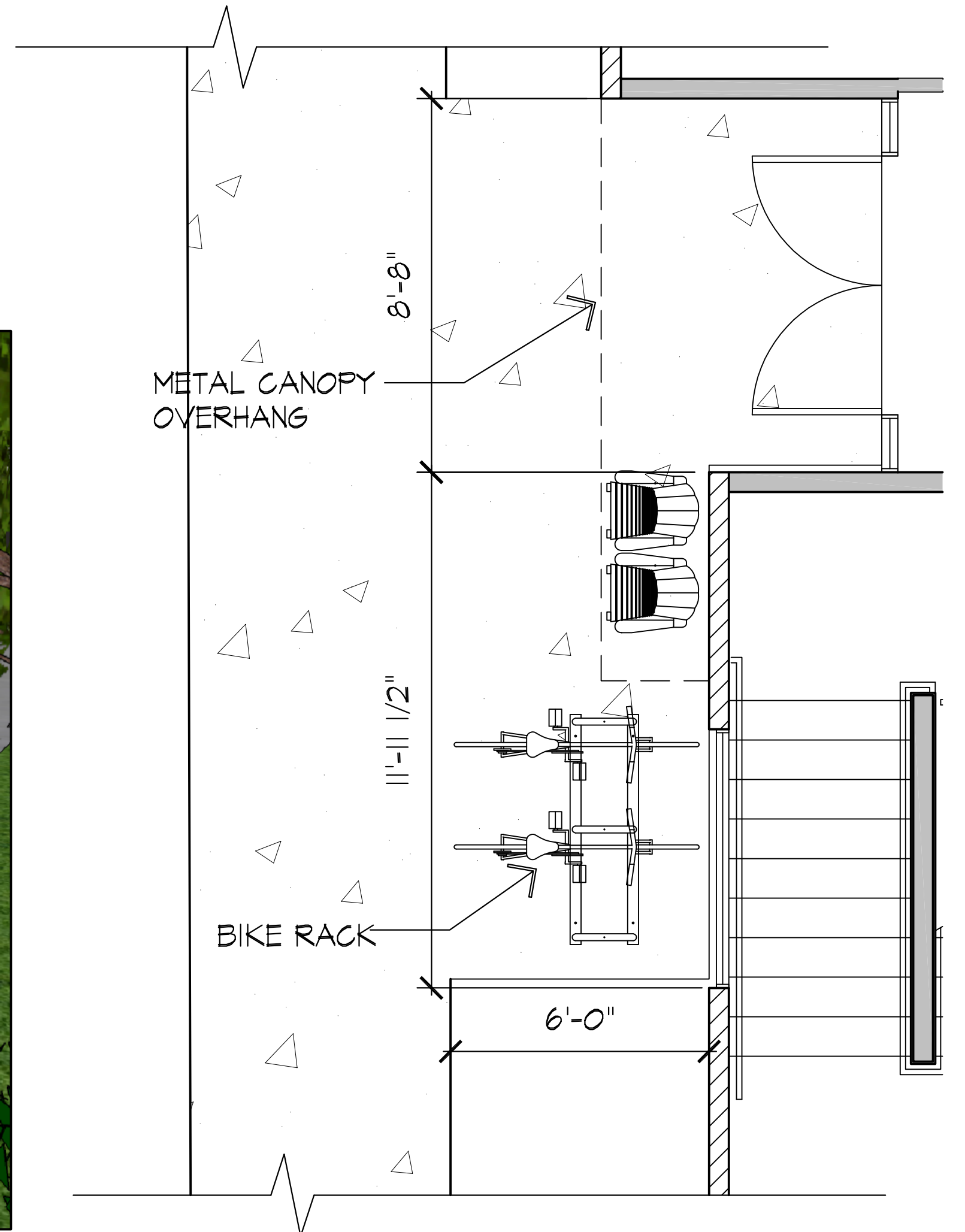
NOT TO SCALE



4 COURTYARD AERIAL
SCALE: NTS

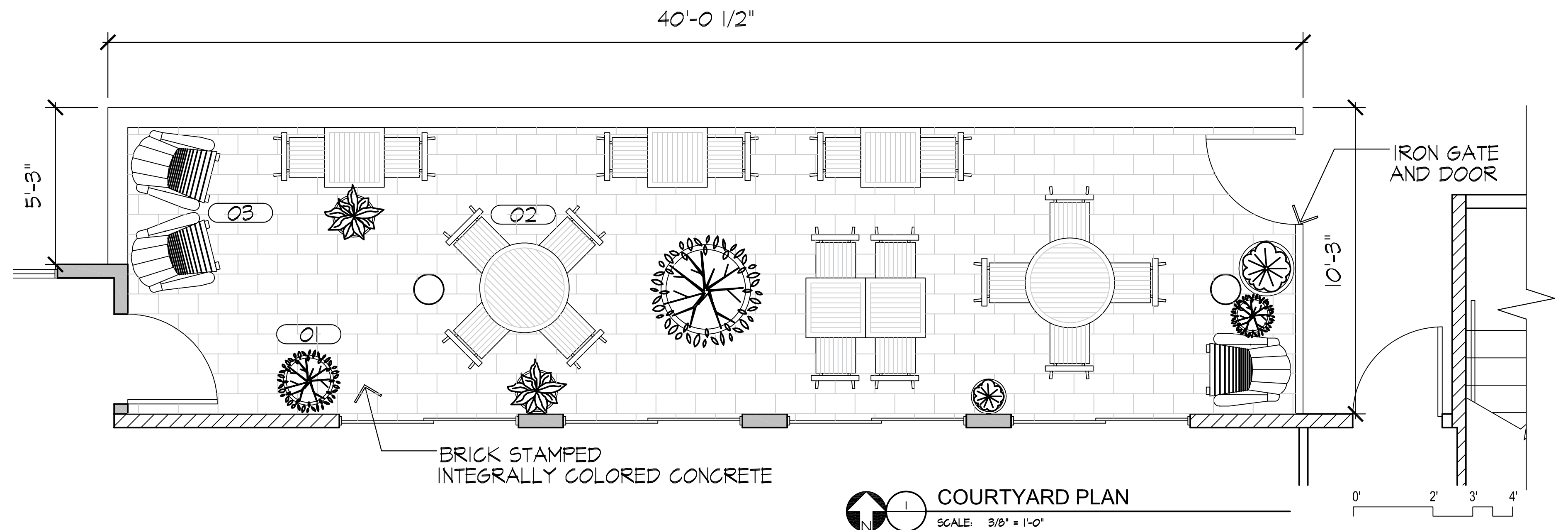


3 SIDE ENTRY VIEW
SCALE: NTS

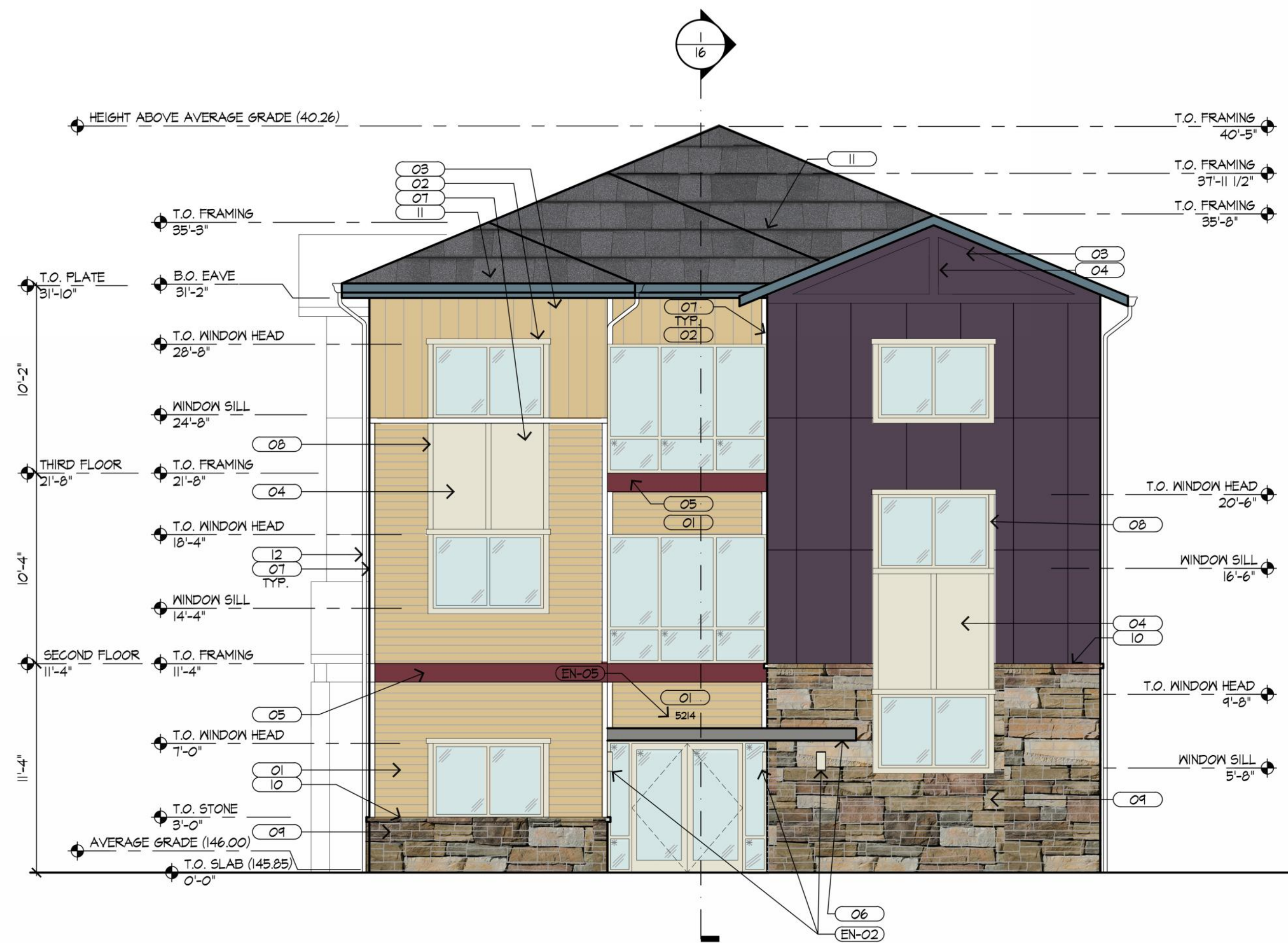


2 SIDE ENTRY PLAN
SCALE: 3/8" = 1'-0"

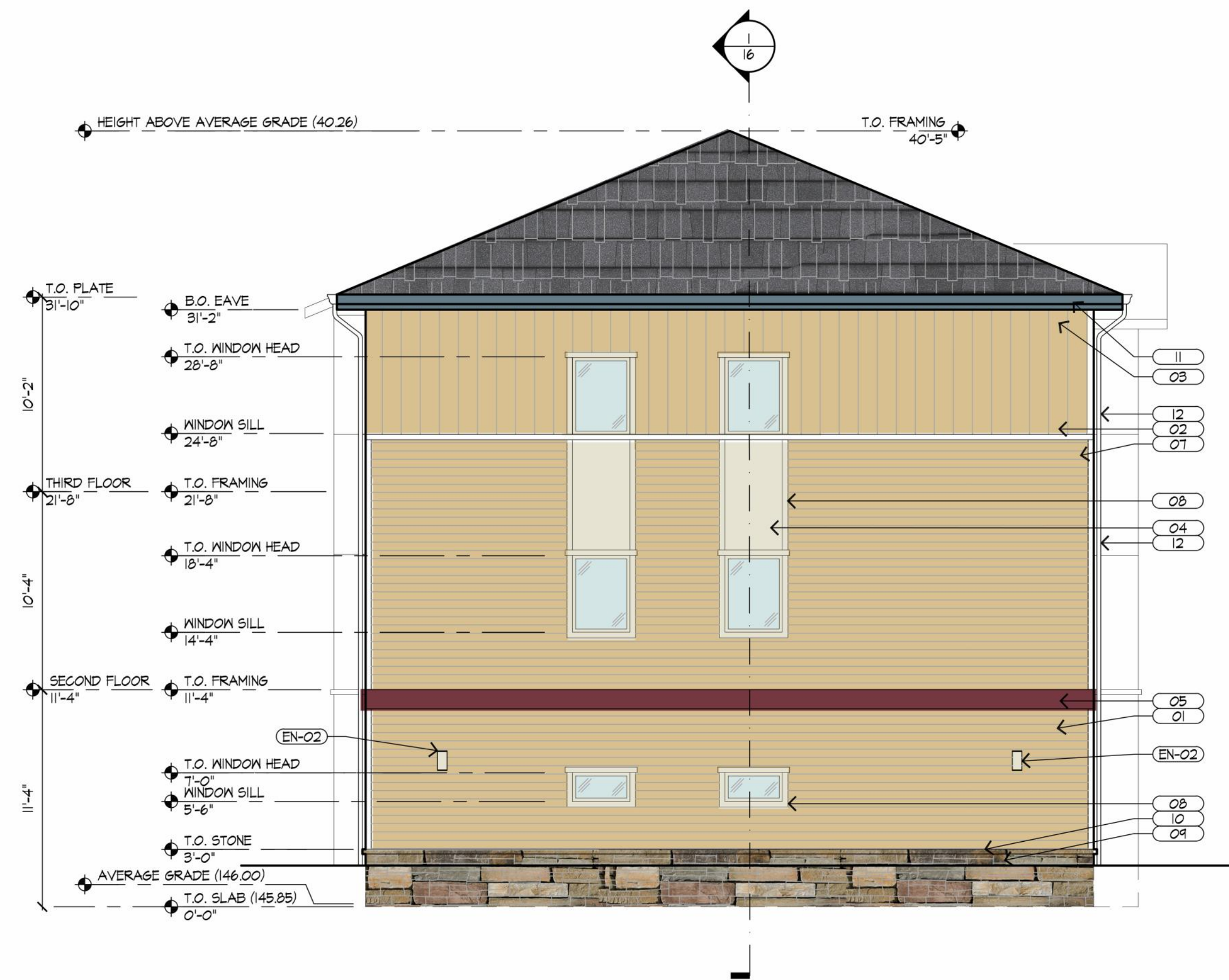
| COURTYARD LEGEND | | |
|---------------------------------|--|--|
| 01 POTTED PLANT | | |
| 02 PATIO TABLE AND CHAIR SET | | |
| 03 PATIO CHAIR | | |



1 COURTYARD PLAN
SCALE: 3/8" = 1'-0"



2
10 WEST ELEVATION
SCALE: 3/32" = 1'-0"

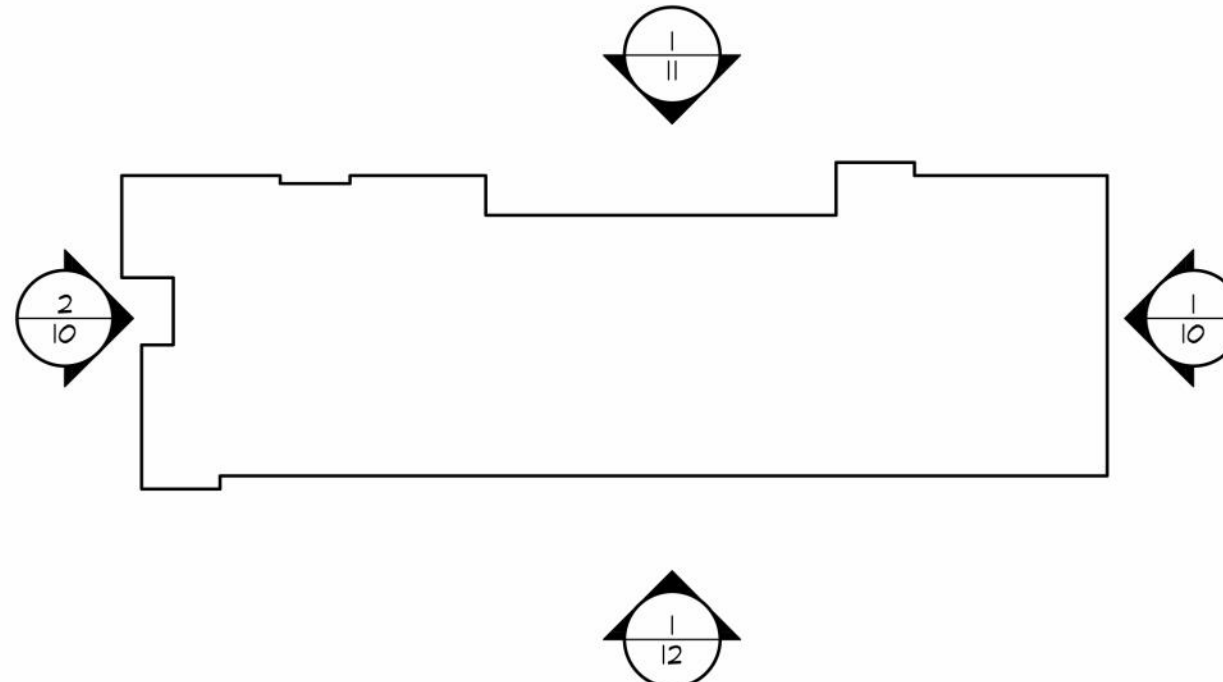


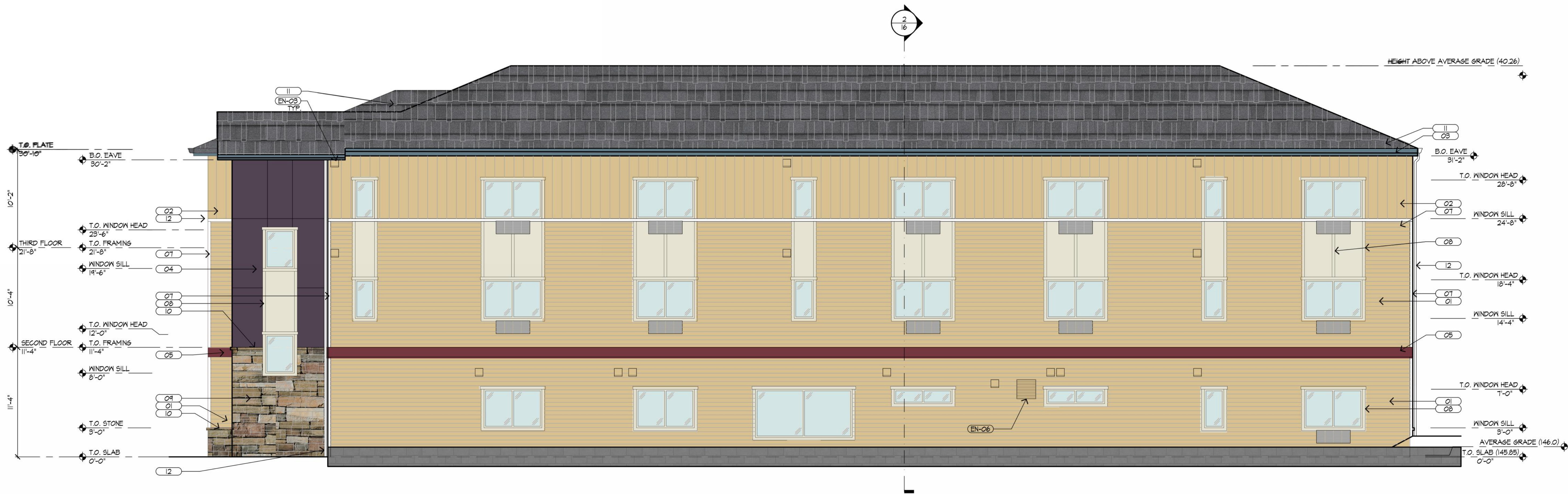
1
10 EAST ELEVATION
SCALE: 3/32" = 1'-0"

| ELEVATION GENERAL NOTES | | EXTERIOR FINISH SCHEDULE | | | ELEVATION KEY NOTES | | KEY PLAN | |
|--------------------------|--|--|--|---|--|--|----------|--|
| ▪ DENOTES SAFETY GLAZING | | <div><div>01</div><div>CEMENT BOARD LAP SIDING</div></div> <div><div>02</div><div>CEMENT BOARD VERTICAL SIDING</div></div> <div><div>03</div><div>CEMENT BOARD FASCIA BOARD</div></div> <div><div>04</div><div>CEMENT BOARD PANELS</div></div> <div><div>05</div><div>CEMENT BOARD TRIM (1'-0")</div></div> <div><div>06</div><div>METAL COVERED ENTRY CANOPY</div></div> <div><div>07</div><div>CEMENT BOARD TRIM AT CORNERS & TRANSITIONS</div></div> <div><div>08</div><div>CEMENT BOARD TRIM AT DOORS AND WINDOWS (3 ½')</div></div> <div><div>09</div><div>CULTURED STONE VENEER</div></div> <div><div>10</div><div>CULTURED STONE GAP</div></div> <div><div>11</div><div>ASPHALT COMPOSITE SHINGLES</div></div> <div><div>12</div><div>ALUMINUM GUTTERS AND DOWNSPOUTS</div></div> <div><div>13</div><div>STRUCTURAL WOOD COLUMNS</div></div> <div><div>14</div><div>SLIDING GLASS DOOR, (TYP. OF 4)</div></div> | <div>PAINT</div> <div>PAINT</div> <div>PAINT</div> <div>PAINT</div> <div>PAINT</div> <div>PAINT</div> <div>PAINT</div> <div>PAINT</div> <div>INTEGRAL COLOR / WATER REPELLANT</div> <div>INTEGRAL COLOR / WATER REPELLANT</div> <div>INTEGRAL COLOR</div> <div>PRE-FINISHED</div> <div>PAINT</div> <div>PRE-FINISHED</div> | <div>SW 6128 BLONDE</div> <div>SW 6128 BLONDE</div> <div>SW 6228 REFUSE</div> <div>BM 1343 GRAPPA</div> <div>SW 6307 FINE WINE</div> <div>SW 6307 FINE WINE</div> <div>SW 6154 NACRE</div> <div>SW 6154 NACRE</div> <div>BORAL COUNTRY LEDGESTONE-BUCKS COUNTY</div> <div>BORAL COUNTRY LEDGESTONE-BUCKS COUNTY</div> <div>BY MANUFACTURER</div> <div>DARK GREY</div> <div>SW 6307 FINE WINE</div> <div>BY MANUFACTURER</div> | <div>EN-01</div> <div>PTAC HEAT PUMP. SEE MECHANICAL DRAWINGS.</div> <div>EN-02</div> <div>EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL DRAWINGS.</div> <div>EN-03</div> <div>EXHAUST VENT, PAINT TO MATCH SIDING. SEE MECHANICAL DRAWINGS.</div> <div>EN-04</div> <div>KNOX BOX; VERIFY EXACT LOCATION WITH CITY OF SEATTLE FIRE MARSHALL.</div> <div>EN-05</div> <div>BUILDING ADDRESS LETTERING. MIN 4" HIGH NUMBERS, CONTRASTING FINISH TO SURFACE MOUNTED. VERIFY LOCATION WITH FIRE MARSHALL.</div> <div>EN-06</div> <div>LOUVER PER MECHANICAL. PAINT TO MATCH ADJACENT SURFACE.</div> | <div><div>1</div><div>11</div></div> <div><div>2</div><div>10</div></div> <div><div>1</div><div>12</div></div> | | |



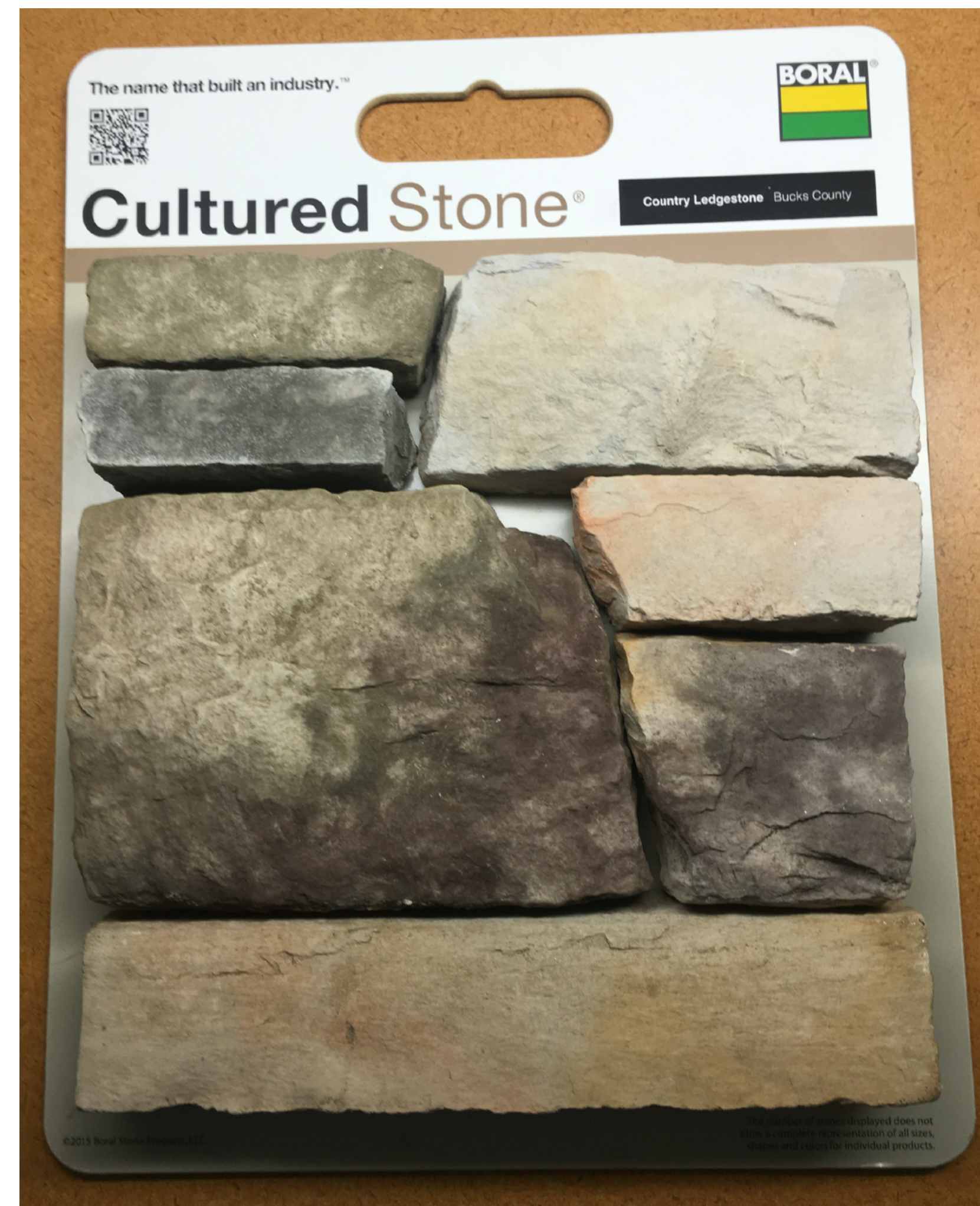
NORTH ELEVATION
SCALE: 3/32" = 1'-0"

| ELEVATION GENERAL NOTES | | EXTERIOR FINISH SCHEDULE | | | ELEVATION KEY NOTES | | KEY PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--|---|---------------------------------------|----------|---------------------|-------|----------|-------------------------|-------|----------------|----|------------------------------|-------|----------------|----|---------------------------|-------|----------------|----|---------------------|-------|----------------|----|---------------------------|-------|-------------------|----|----------------------------|-------|-------------------|----|--|-------|---------------|----|---|-------|---------------|----|-----------------------|----------------------------------|---------------------------------------|----|--------------------|----------------------------------|---------------------------------------|----|----------------------------|----------------|-----------------|----|---------------------------------|--------------|-----------|----|-------------------------|-------|-------------------|----|---------------------------------|--------------|-----------------|--|---|
| | <ul style="list-style-type: none">DENOTES SAFETY GLAZING | <table><thead><tr><th></th><th>MATERIAL</th><th>FINISH</th><th>COLOR</th></tr></thead><tbody><tr><td>01</td><td>CEMENT BOARD LAP SIDING</td><td>PAINT</td><td>SW 6128 BLONDE</td></tr><tr><td>02</td><td>CEMENT BOARD VERTICAL SIDING</td><td>PAINT</td><td>SW 6128 BLONDE</td></tr><tr><td>03</td><td>CEMENT BOARD FASCIA BOARD</td><td>PAINT</td><td>SW 6228 REFUGE</td></tr><tr><td>04</td><td>CEMENT BOARD PANELS</td><td>PAINT</td><td>BM 1343 GRAPPA</td></tr><tr><td>05</td><td>CEMENT BOARD TRIM (1'-0")</td><td>PAINT</td><td>SW 6301 FINE WINE</td></tr><tr><td>06</td><td>METAL COVERED ENTRY CANOPY</td><td>PAINT</td><td>SW 6301 FINE WINE</td></tr><tr><td>07</td><td>CEMENT BOARD TRIM AT CORNERS & TRANSITIONS</td><td>PAINT</td><td>SW 6154 NACRE</td></tr><tr><td>08</td><td>CEMENT BOARD TRIM AT DOORS AND WINDOWS (3 1/2')</td><td>PAINT</td><td>SW 6154 NACRE</td></tr><tr><td>09</td><td>CULTURED STONE VENEER</td><td>INTEGRAL COLOR / WATER REPELLANT</td><td>BORAL COUNTRY LEDGESTONE-BUCKS COUNTY</td></tr><tr><td>10</td><td>CULTURED STONE CAP</td><td>INTEGRAL COLOR / WATER REPELLANT</td><td>BORAL COUNTRY LEDGESTONE-BUCKS COUNTY</td></tr><tr><td>11</td><td>ASPHALT COMPOSITE SHINGLES</td><td>INTEGRAL COLOR</td><td>BY MANUFACTURER</td></tr><tr><td>12</td><td>ALUMINUM GUTTERS AND DOWNSPOUTS</td><td>PRE-FINISHED</td><td>DARK GREY</td></tr><tr><td>13</td><td>STRUCTURAL WOOD COLUMNS</td><td>PAINT</td><td>SW 6301 FINE WINE</td></tr><tr><td>14</td><td>SLIDING GLASS DOOR, (TYP. OF 4)</td><td>PRE-FINISHED</td><td>BY MANUFACTURER</td></tr></tbody></table> | | MATERIAL | FINISH | COLOR | 01 | CEMENT BOARD LAP SIDING | PAINT | SW 6128 BLONDE | 02 | CEMENT BOARD VERTICAL SIDING | PAINT | SW 6128 BLONDE | 03 | CEMENT BOARD FASCIA BOARD | PAINT | SW 6228 REFUGE | 04 | CEMENT BOARD PANELS | PAINT | BM 1343 GRAPPA | 05 | CEMENT BOARD TRIM (1'-0") | PAINT | SW 6301 FINE WINE | 06 | METAL COVERED ENTRY CANOPY | PAINT | SW 6301 FINE WINE | 07 | CEMENT BOARD TRIM AT CORNERS & TRANSITIONS | PAINT | SW 6154 NACRE | 08 | CEMENT BOARD TRIM AT DOORS AND WINDOWS (3 1/2') | PAINT | SW 6154 NACRE | 09 | CULTURED STONE VENEER | INTEGRAL COLOR / WATER REPELLANT | BORAL COUNTRY LEDGESTONE-BUCKS COUNTY | 10 | CULTURED STONE CAP | INTEGRAL COLOR / WATER REPELLANT | BORAL COUNTRY LEDGESTONE-BUCKS COUNTY | 11 | ASPHALT COMPOSITE SHINGLES | INTEGRAL COLOR | BY MANUFACTURER | 12 | ALUMINUM GUTTERS AND DOWNSPOUTS | PRE-FINISHED | DARK GREY | 13 | STRUCTURAL WOOD COLUMNS | PAINT | SW 6301 FINE WINE | 14 | SLIDING GLASS DOOR, (TYP. OF 4) | PRE-FINISHED | BY MANUFACTURER | <ul style="list-style-type: none">PTAC HEAT PUMP. SEE MECHANICAL DRAWINGS.EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL DRAWINGS.EXHAUST VENT, PAINT TO MATCH SIDING. SEE MECHANICAL DRAWINGS.KNOX BOX; VERIFY EXACT LOCATION WITH CITY OF SEATTLE FIRE MARSHALL.BUILDING ADDRESS LETTERING. MIN 4" HIGH NUMBERS, CONTRASTING FINISH TO SURFACE MOUNTED. VERIFY LOCATION WITH FIRE MARSHALL.LOUVER PER MECHANICAL. PAINT TO MATCH ADJACENT SURFACE. |  |
| | MATERIAL | FINISH | COLOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | CEMENT BOARD LAP SIDING | PAINT | SW 6128 BLONDE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | CEMENT BOARD VERTICAL SIDING | PAINT | SW 6128 BLONDE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | CEMENT BOARD FASCIA BOARD | PAINT | SW 6228 REFUGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04 | CEMENT BOARD PANELS | PAINT | BM 1343 GRAPPA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 05 | CEMENT BOARD TRIM (1'-0") | PAINT | SW 6301 FINE WINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 06 | METAL COVERED ENTRY CANOPY | PAINT | SW 6301 FINE WINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07 | CEMENT BOARD TRIM AT CORNERS & TRANSITIONS | PAINT | SW 6154 NACRE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08 | CEMENT BOARD TRIM AT DOORS AND WINDOWS (3 1/2') | PAINT | SW 6154 NACRE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 09 | CULTURED STONE VENEER | INTEGRAL COLOR / WATER REPELLANT | BORAL COUNTRY LEDGESTONE-BUCKS COUNTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | CULTURED STONE CAP | INTEGRAL COLOR / WATER REPELLANT | BORAL COUNTRY LEDGESTONE-BUCKS COUNTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | ASPHALT COMPOSITE SHINGLES | INTEGRAL COLOR | BY MANUFACTURER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | ALUMINUM GUTTERS AND DOWNSPOUTS | PRE-FINISHED | DARK GREY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | STRUCTURAL WOOD COLUMNS | PAINT | SW 6301 FINE WINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | SLIDING GLASS DOOR, (TYP. OF 4) | PRE-FINISHED | BY MANUFACTURER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

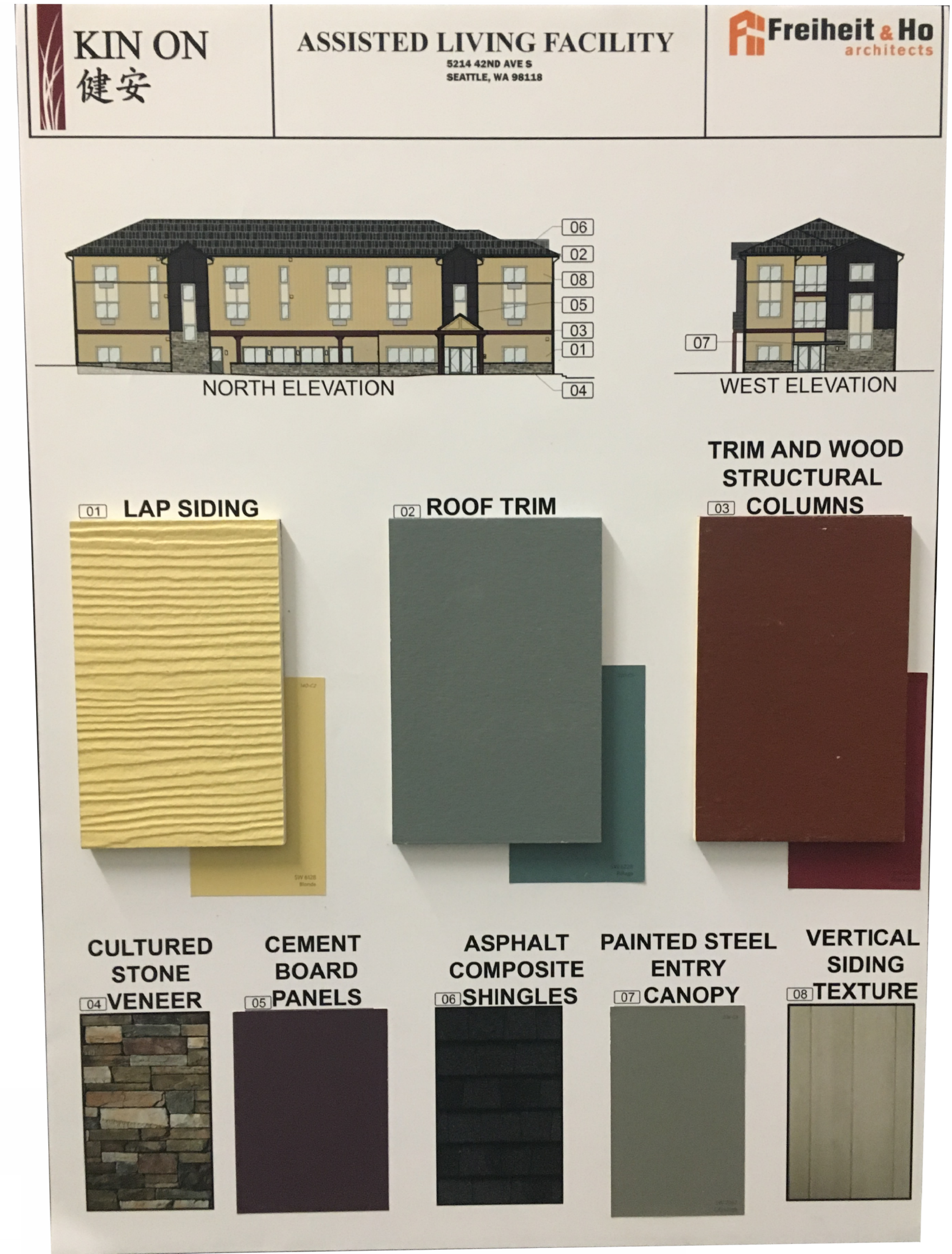


1 12 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

| ELEVATION GENERAL NOTES | | EXTERIOR FINISH SCHEDULE | | | ELEVATION KEY NOTES | | KEY PLAN |
|--------------------------|--|--------------------------|---|----------------------------------|--|---|----------|
| * DENOTES SAFETY GLAZING | | 01 | CEMENT BOARD LAP SIDING | PAINT | SW 6128 BLONDE | EN-01 | |
| | | 02 | CEMENT BOARD VERTICAL SIDING | PAINT | SW 6128 BLONDE | EN-02 | |
| | | 03 | CEMENT BOARD FASCIA BOARD | PAINT | SW 6228 REFUGE | EN-03 | |
| | | 04 | CEMENT BOARD PANELS | PAINT | BM 1343 GRAPPA | EN-04 | |
| | | 05 | CEMENT BOARD TRIM (1'-0") | PAINT | SW 6301 FINE WINE | EN-05 | |
| | | 06 | METAL COVERED ENTRY CANOPY | PAINT | SW 6301 FINE WINE | EN-06 | |
| | | 07 | CEMENT BOARD TRIM AT CORNERS & TRANSITIONS | PAINT | SW 6154 NAGRE | | |
| | | 08 | CEMENT BOARD TRIM AT DOORS AND WINDOWS (3 1/2") | PAINT | SW 6154 NAGRE | | |
| | | 09 | CULTURED STONE VENEER | INTEGRAL COLOR / WATER REPELLANT | BORAL COUNTRY LEDGESTONE- BUCKS COUNTY | | |
| | | 10 | CULTURED STONE CAP | INTEGRAL COLOR / WATER REPELLANT | BORAL COUNTRY LEDGESTONE- BUCKS COUNTY | | |
| | | 11 | ASPHALT COMPOSITE SHINGLES | INTEGRAL COLOR | BY MANUFACTURER | | |
| | | 12 | ALUMINUM GUTTERS AND DOWNSPOUTS | PRE-FINISHED | DARK GREY | | |
| | | 13 | STRUCTURAL WOOD COLUMNS | PAINT | SW 6301 FINE WINE | | |
| | | 14 | SLIDING GLASS DOOR, (TYP. OF 4) | PRE-FINISHED | BY MANUFACTURER | | |
| | | | | | EN-01 | PTAC HEAT PUMP. SEE MECHANICAL DRAWINGS. | |
| | | | | | EN-02 | EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL DRAWINGS. | |
| | | | | | EN-03 | EXHAUST VENT, PAINT TO MATCH SIDING. SEE MECHANICAL DRAWINGS. | |
| | | | | | EN-04 | KNOX BOX; VERIFY EXACT LOCATION WITH CITY OF SEATTLE FIRE MARSHALL. | |
| | | | | | EN-05 | BUILDING ADDRESS LETTERING. MIN 4" HIGH NUMBERS, CONTRASTING FINISH TO SURFACE MOUNTED. VERIFY LOCATION WITH FIRE MARSHALL. | |
| | | | | | EN-06 | LOUVER PER MECHANICAL. PAINT TO MATCH ADJACENT SURFACE. | |



2 CULTURED STONE SAMPLE
SCALE: NTS



1 EXTERIOR MATERIALS BOARD
SCALE: NTS



3 42ND AVE S - LOOKING SOUTH
SCALE: NTS



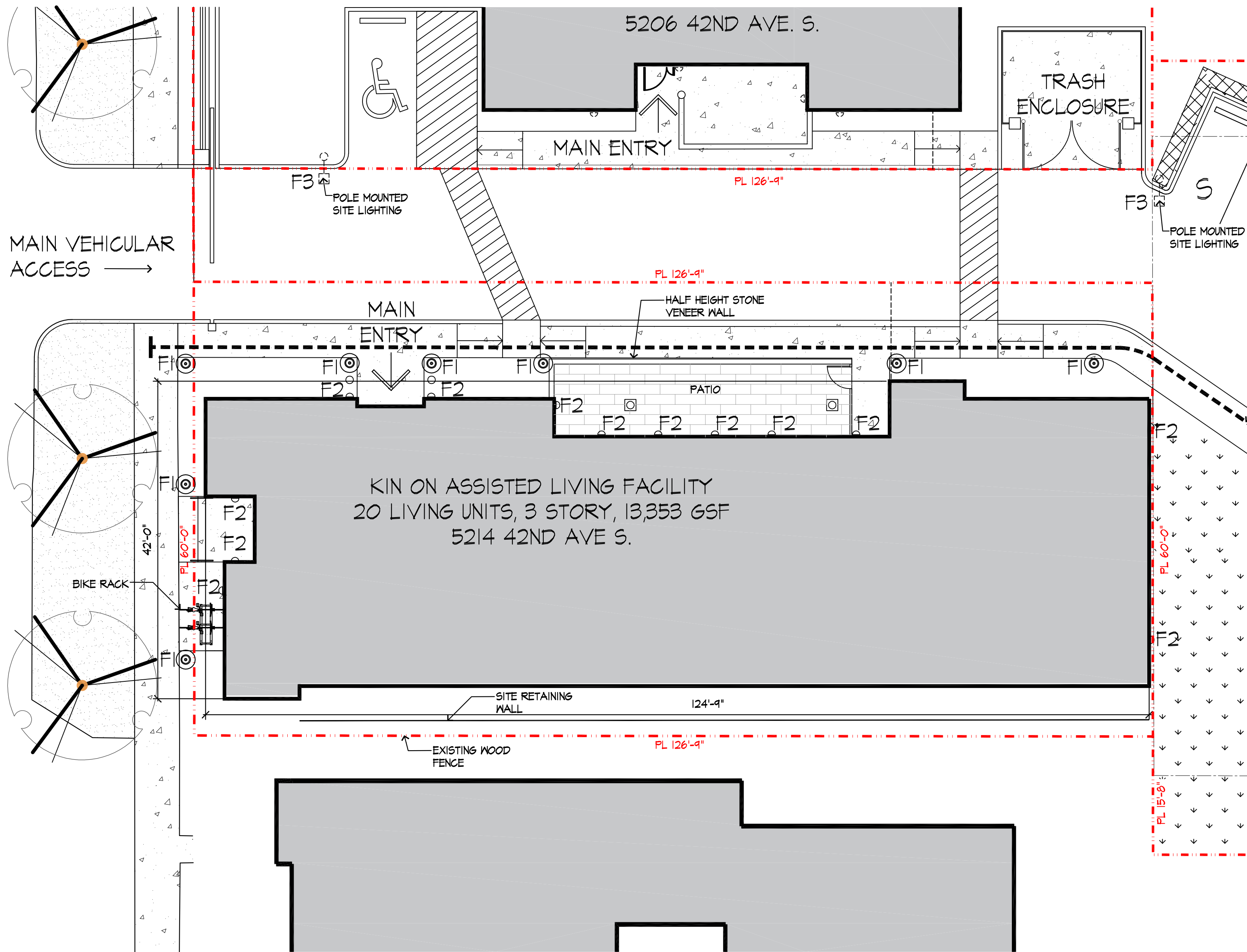
2 PARKING LOT VIEW
SCALE: NTS



1 42ND AVE S - LOOKING NORTH
SCALE: NTS

EXTERIOR LIGHTING PLAN
SCALE: 1" = 20'-0"

42ND AVENUE S.



Forever Bright

Model: SPJ07-10
Finish: Matte Bronze

Path / Area Light

DESCRIPTION
Model#: SPJ07-10
Material: Solid Brass
Engine: FB-2W-Cone-TA18
Lumens: 135
Color Temp: 2700 K
Mounting: 1/2" NPT Dual Pin Spike Incl. Niche

Option:
Adjustable Below Grade Riser

ORDERING INFORMATION

| Model# | Finishes | Wattage | Lumens | Color Temp. | Electrical |
|----------|----------|---------|--------|-------------|------------|
| SPJ07-10 | MBR | 2W | 135 | 2700K | 8-15V |

1515

STANDARD SPECIFICATIONS

FRAME
Cold rolled steel, roll formed and assembled with rivets. The assembly has multiple stiffening edges for durability.

DIFFUSER
Translucent, UV stabilized white acrylic. The material is flexible to withstand minor impact without breaking. Available in multiple hand painted finishes.

PAN
Formed, cold rolled steel design. Finished with a powder coat high reflectance white paint.

ELECTRICAL
CFL 4-pin G23 Base 2700K lamp - 120V Magnetic NPF Ballast
Quartz CFL 4-pin G23 Base 2700K lamp - 120-277V Electronic NPF Ballast
G23 CFL 4-pin G23 Base 2700K lamp - 120V Electronic NPF Ballast

FINISH
The 1515 series is available in all Brownlee paint finishes as a standard offering.

ORDERING INFORMATION

| Model | 2 | 3 | 4 | 5 (if required) |
|-------|---|---|---|-----------------|
| 1515 | 2 | 3 | 4 | 5 |

F1

F2

PHILIPS
Stonco

Site & Area

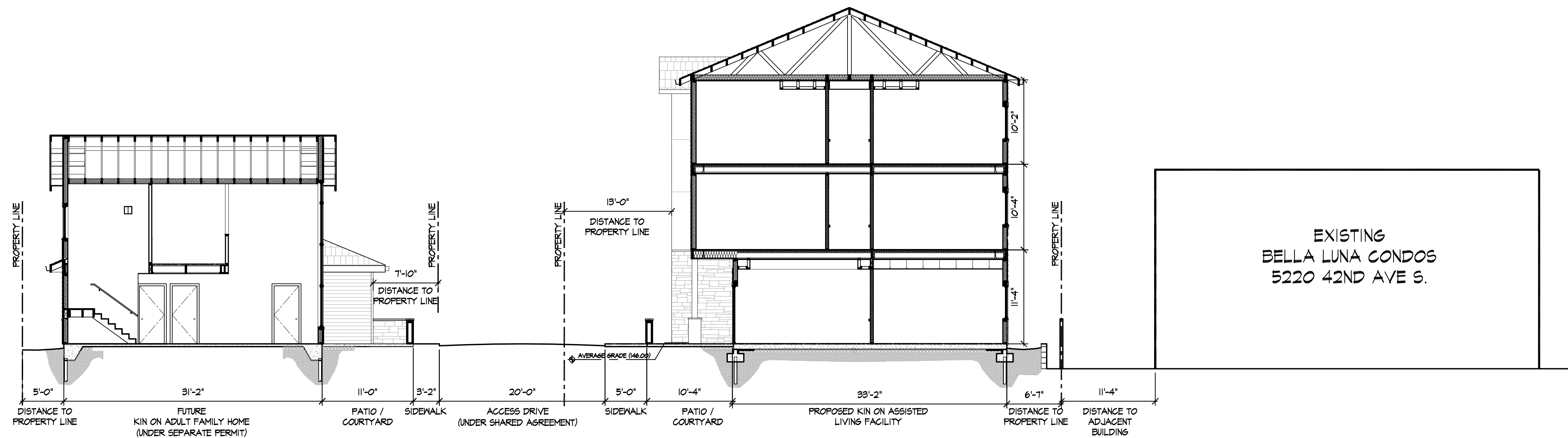
ELA

16" area luminaire

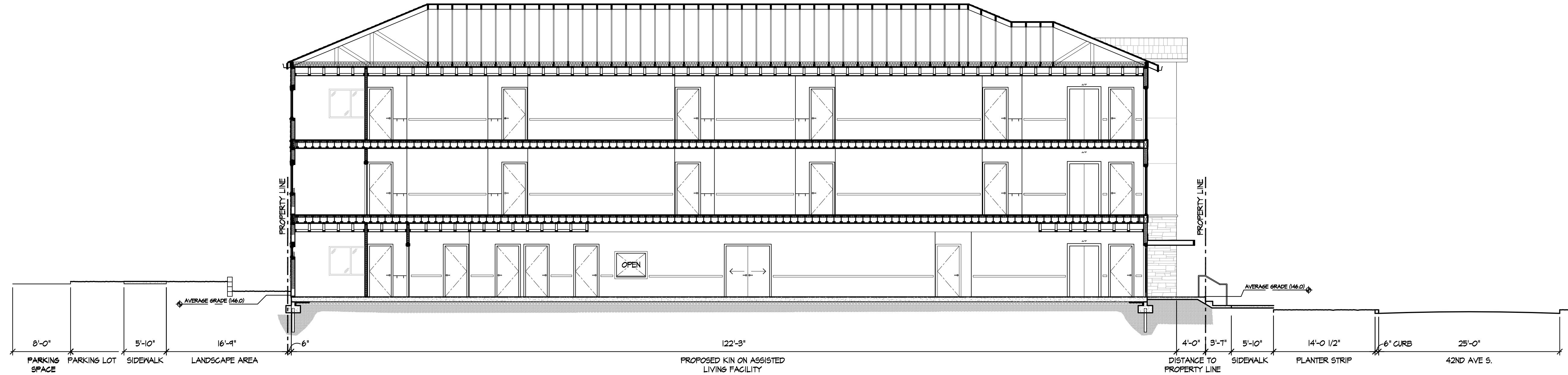
Ordering guide

| Profile | Options | Mounting | Options | LED Wattage | Color Temp. | Voltage | Finish | Options |
|---------|---------|----------|---------|-------------|-------------|---------|--------|---------|
| ELA16 | — | — | — | 135Watt | 3000K | 120V | BRP | — |

F3



2 SITE SECTION
SCALE: 1/8" = 1'-0"



1 SITE SECTION
SCALE: 1/8" = 1'-0"